

Proposed New Council Study Issue

Number	PRD-12
Status	Pending
Calendar Year	2006
New or Old	New
Title	Explore Neighborhood Interest in Purchasing Property at Peterson Middle School Site
Lead Department	Parks and Recreation
Element or SubElement	Open Space and Recreation Sub-Elements

1. What are the key elements of the issue? What precipitated it?

The Santa Clara Unified School District (SCUSD) may announce it's intention to declare a portion of the Peterson Middle School site for purchase by the City or another public agency for community recreational use. Should the City or another public agency choose to not pursue the option to acquire this property, it would then be available for purchase on the open market. This study issue would be completed in two phases. The first phase will include a brief discussion of options to lease or purchase the property for community open space, without cost to the City, including the legal requirements of each option, timing, process issues, estimated costs and the types of entities (special districts, non-profits, government agencies, etc) that could utilize each of the options. During this phase, staff would also contact the Santa Clara Unified School District to gauge their willingness to entertain any of options for the purchase or lease of the property, and also contact residents in the neighborhood surrounding Peterson School plus various non-profit Community based organizations, such as local sports organizations, to gauge their preliminary interest in purchasing or leasing the property as community open space.

Based on City Council's response to the findings in the first phase of the study and subsequent direction to staff, Phase II will explore the feasibility of specific options, including a more detailed analysis of the options and the residents' and/or a non-profit organization's interest, if any, to pursue them. In all cases, the City's role will be only that of a facilitator, to bring to the attention of the interested parties the available funding options should they wish to pursue them.

2. How does this relate to the General Plan or existing City Policy?

From the General Plan, Recreation Sub-Element:
Goal E. Provide and Maintain recreation facilities based on community need, as well as on the ability of the City to finance, construct, maintain, and operate these facilities now and in the future.

From the General Plan, Open Space Sub-Element:
Goal D. Cooperate with and support the four school districts which serve Sunnyvale in order to continue to access school sites and facilities by people who live, work, or visit in Sunnyvale for suitable, safe and consistent recreational use and enjoyment.

From the General Plan, Fiscal Management Sub-Element:
Goal 7.1C: Debt: Provide a framework for the wise and prudent use of debt.
Policy 7.1C.1. Debt Limits: Limit use of debt so as not to place a burden on the fiscal resources of the City and its taxpayers.
7.1C.1c. Generally, the method of financing selected for debt retirement should be based on

who will benefit and who should pay for the cost of improvements. The following are guidelines:

- **Ad Valorem Taxes** For improvements of communitywide benefit and use, such as general municipal buildings and parks, when approved by the voters.
- **Enterprise Revenues** For nonlateral water and sewer improvements and golf course improvements.
- **Assessments** For new subdivision improvements and for City improvements where the Council has determined that a specific benefitting group should be responsible for payment.
- **Tax Increment** For improvements required to increase future tax base and where rehabilitation or redevelopment is required.
- **General Revenues** Where backing by the full faith and credit of the City is needed. General revenues shall not be used as primary backing for any bond issue.

3. Origin of issue

Council Member(s) Hamilton

General Plan

City Staff

Public

Board or Commission none

Board or Commission ranked this study issue ____ of ____

Board or Commission ranking comments

This study issue was not proposed until the Study Issue Workshop in December 2005.

4. Multiple Year Project? No Planned Complete Date 2006

5. Estimated work hours for completion of the study issue (use 5 or 8-hour increments)

Community Development	40
Finance	100
Office of the City Attorney	50
Office of the City Manager	50
Parks and Recreation	150
Total Hours	390

6. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? Yes

If so, which?

Parks and Recreation Commission, Planning Commission

Is a Council Study Session anticipated? No

What is the public participation process?

Public outreach in the form of meetings with residents in the neighborhood surrounding Peterson Field and various non-profit sports

organizations to seek their interest in the possible lease or purchase of the surplus lands when they become available. Public hearings will be held when item is scheduled before the Park and Recreation and Planning Commissions and the City Council meeting.

7. Cost of Study

Operating Budget Program covering costs

Project Budget covering costs

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

8. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range None

Operating expenditure range None

New revenues/savings range None

Explain impact briefly

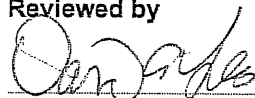
9. Staff Recommendation for this calendar year

Recommendation None

If 'For Study' or 'Against Study', explain

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by




Department Director

1-19-06

Date

Approved by



City Manager

1/20/06

Date